



sam's club

LA FITNESS

Splitz

295



W BELTWAY

SOUND TUBE

YOUNGERMAN CIR 7,800 VPD

QUALITY

6



70,500 VPD

CMS IMAGING INC

AMERICAN SIGNATURE FURNITURE

Red Roof

CAKE SLICE

MISSION BBQ

Allstar Gym Inc

FIVE BELOW

DOLLAR TREE

CHUCK E CHEESE

DICKS WINGS & GRILL

CARRABBA'S ITALIAN GRILL

21

SITE

Publix

Bank OZK

PNC

Denny's

Super 8

COUNTRY INN & SUITES

LESLIE'S

SKECHERS

Michael's

Burlington

UPS

TJ-maxx

LONGHORN STEAKHOUSE

CIRCLE K



86,000 VPD

bp

CHIPOTLE MEXICAN GRILL

bundt

Starbucks

FOR LEASE

Argyle Village

6001 Argyle Forest Blvd. | Jacksonville, FL



SRS

KIMCO REALTY

Argyle Village

6001 Argyle Forest Blvd. | Jacksonville, FL 32244



1,000-1,600 SF

Available

4 Units

Vacant

Brokers

Chris Stewart

chris.stewart@srsre.com

Stephanie McCullough

stephanie.mccullough@srsre.com

Annie Lee O'Steen

annie.osteen@srsre.com

ABOUT THE PROPERTY

- Dominant shopping center strategically positioned within the regionally traded submarket of Orange Park, FL
- Located at the southeast corner of the highly travelled intersection of I-295 and Blanding Blvd
- Anchored by Publix, TJ Maxx, Burlington and several strong national and regional co-tenants
- Excellent access at signalized intersection with multiple points of access from Blanding and Argyle Forest Blvd
- In close proximity to NAS JAX, the largest Navy base in the Southeast

JOIN THESE RETAILERS

Publix

TJ-maxx

sam's club

Michaels



Burlington

TRAFFIC COUNTS

State Road 21

86,000 VPD

I-295

70,500 VPD

Argyle Forest Blvd.

38,500 VPD

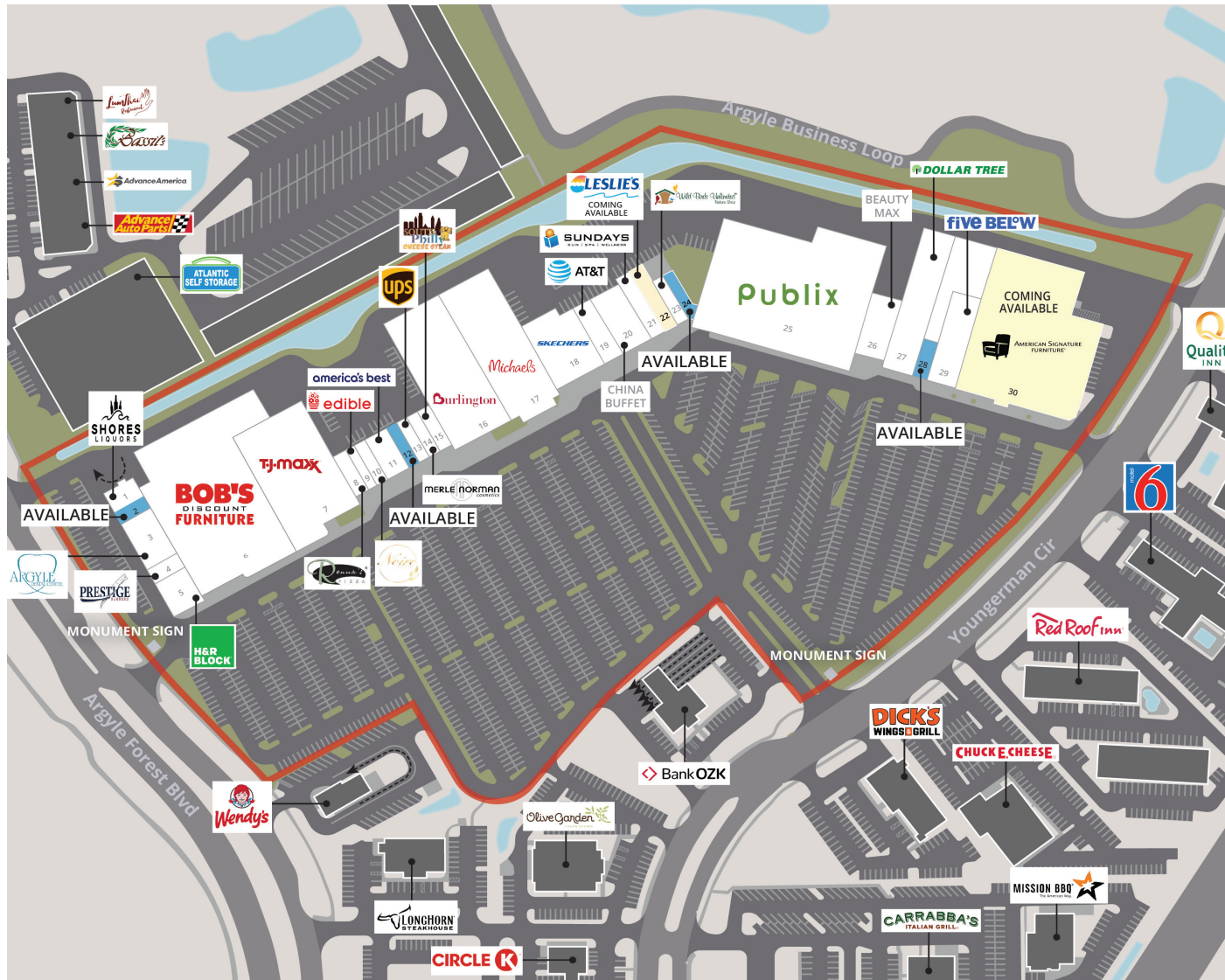
Year: 2025 | Source: FDOT

Argyle Village

6001 Argyle Forest Blvd. | Jacksonville, FL 32244



SITE PLAN



| # | Tenant | SF |
|----|--------------------------------------|--------|
| 1 | Shores Liquor at Argyle | 2,000 |
| 2 | Available | 1,000 |
| 3 | Argyle Dental Center | 4,750 |
| 4 | Prestige Barber | 1,000 |
| 5 | H&R Block | 3,000 |
| 6 | Bob's Furniture | 48,945 |
| 7 | TJ Maxx | 30,036 |
| 8 | Renna's Pizza | 1,750 |
| 9 | Edible Arrangements | 1,050 |
| 10 | Noire the Nail Bar | 1,400 |
| 11 | America's Best Contacts & Eyeglasses | 2,800 |
| 12 | Available | 1,400 |
| 13 | The UPS Store | 1,400 |
| 14 | Merle Norman Cosmetics | 1,400 |
| 15 | South of Philly | 1,750 |
| 16 | Burlington | 25,978 |
| 17 | Michaels | 24,022 |
| 18 | Skechers | 9,475 |
| 19 | AT&T Authorized Retailer | 3,500 |
| 20 | China Buffet | 6,000 |
| 21 | Sundays Sun Spa Shop | 2,200 |
| 22 | Leslie's | 3,300 |
| 23 | Wild Birds Unlimited of Jacksonville | 1,500 |
| 24 | Available | 1,500 |
| 25 | Publix | 51,420 |
| 26 | Beauty Max | 5,000 |
| 27 | Dollar Tree | 13,764 |
| 28 | Available | 1,600 |
| 29 | Five Below | 8,036 |
| 30 | American Signature Furniture | 45,530 |

Trade Area

Jacksonville, FL



Site: Argyle Village Shopping Center

Publix TJ-Maxx
Burlington Michaels
AMERICAN SIGNATURE FURNITURE DOLLAR TREE
five BELOW SKECHERS

Oakleaf Town Center

Target KOHL'S
Hobby Lobby
HomeGoods
Dollar Tree
PetSmart
Five Below
Famous Footwear
Ross Dress for Less
Ulta Beauty

Crossroads Shopping Center

Floor Decor
Dollar General
Westland Park Plaza
Bealls Outlet LA Fitness Guitar Center

Orange Park Mall

JCPenney AMC THEATRES
Dillard's DICK'S SPORTING GOODS
Foot Locker belk
Bath & Body Works
Journeys RACK ROOM SHOES
OLD NAVY

W. E. Cherry Elementary
640 Students

DOLLAR GENERAL
Lowe's Staples

BEALLS ROSS
DRESS FOR LESS
SHOE CARNIVAL
sleep number

Bolton Plaza

Marshalls LA FITNESS
Academy SPORTS + OUTDOORS ALDI CATO

DEMOGRAPHIC HIGHLIGHTS

1 MILE

| | | | |
|---------------------|---------------------------------------|---|------------------------------|
| 9,607 Population | 11,995 Total Daytime Population | \$62,855 Average Household Income | 4,252 Total Households |
|---------------------|---------------------------------------|---|------------------------------|

3 MILES

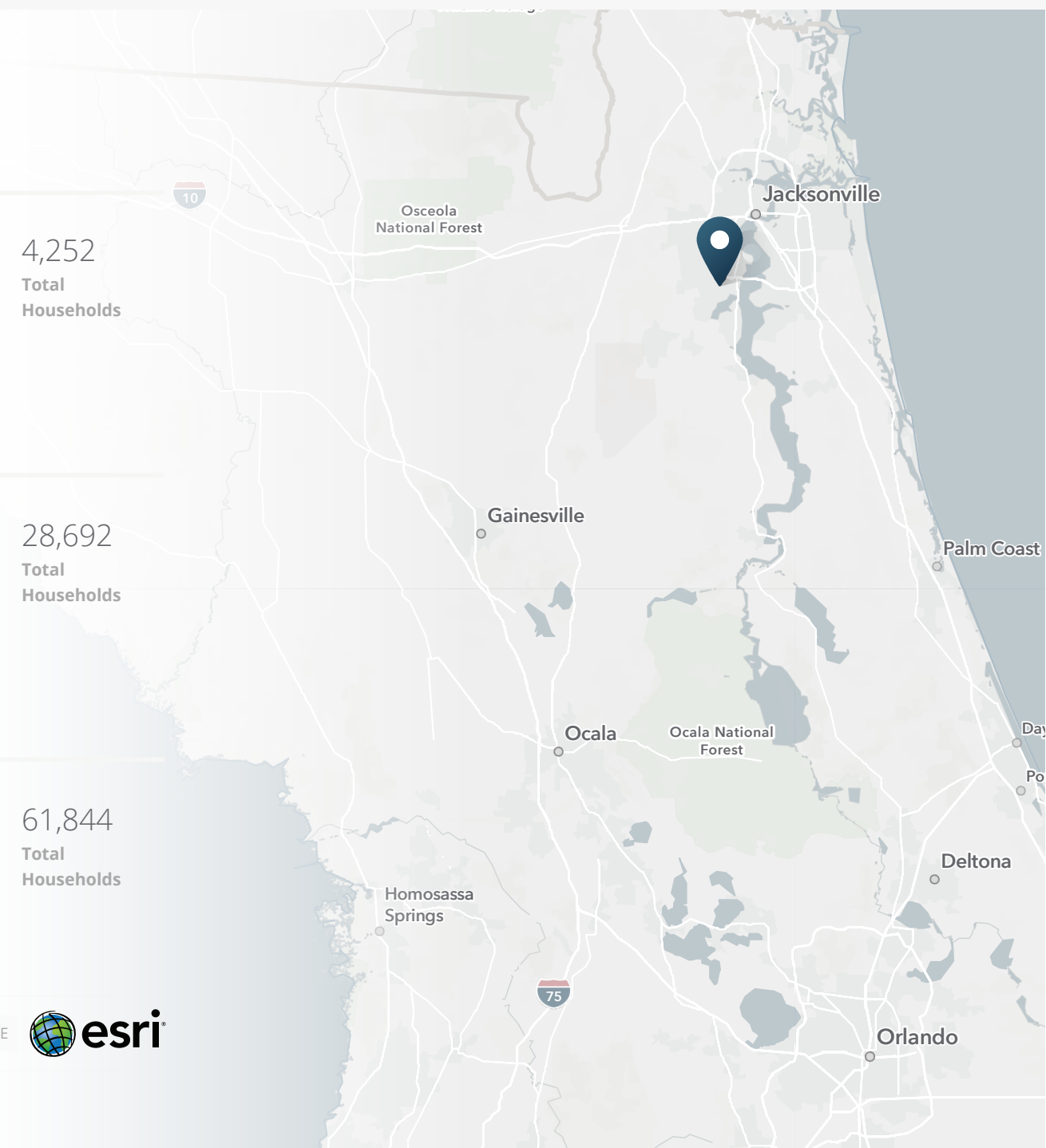
| | | | |
|----------------------|---------------------------------------|---|-------------------------------|
| 71,921 Population | 64,295 Total Daytime Population | \$83,546 Average Household Income | 28,692 Total Households |
|----------------------|---------------------------------------|---|-------------------------------|

5 MILES

| | | | |
|-----------------------|--|---|-------------------------------|
| 160,340 Population | 142,166 Total Daytime Population | \$90,092 Average Household Income | 61,844 Total Households |
|-----------------------|--|---|-------------------------------|

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





SRS Real Estate Partners

1301 Riverplace Blvd, Suite 800
Jacksonville, FL 32207
904.758.8875

Chris Stewart

813.760.8897
chris.stewart@srsre.com

Stephanie McCullough

904.595.6128
stephanie.mccullough@srsre.com

Annie Lee O'Steen

904.758.8913
annie.osteen@srsre.com

SRSRE.COM

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